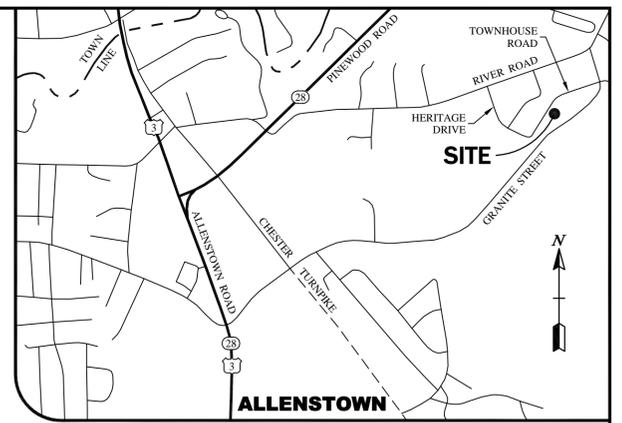
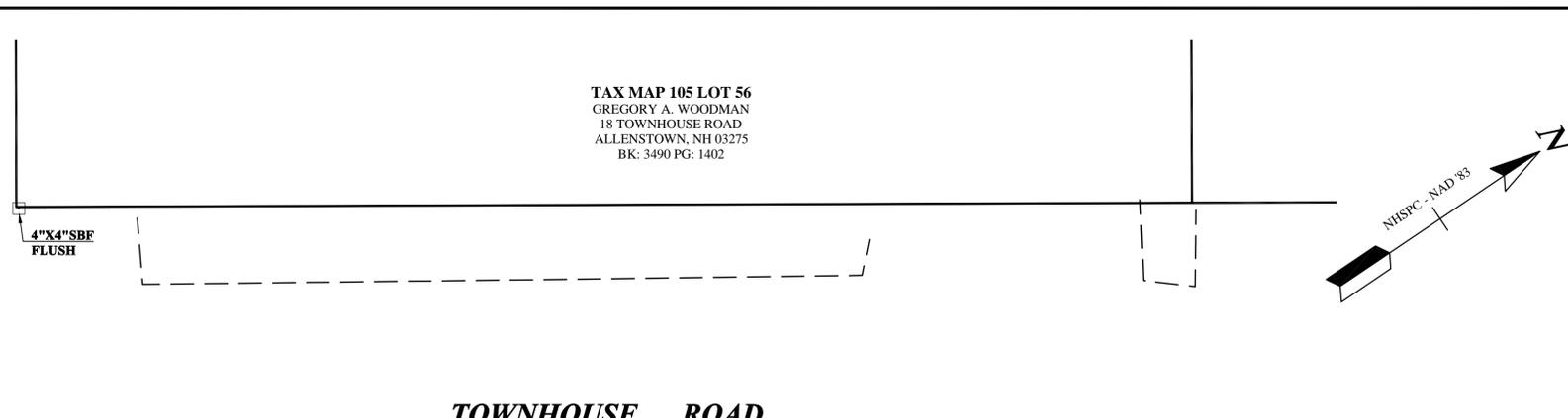
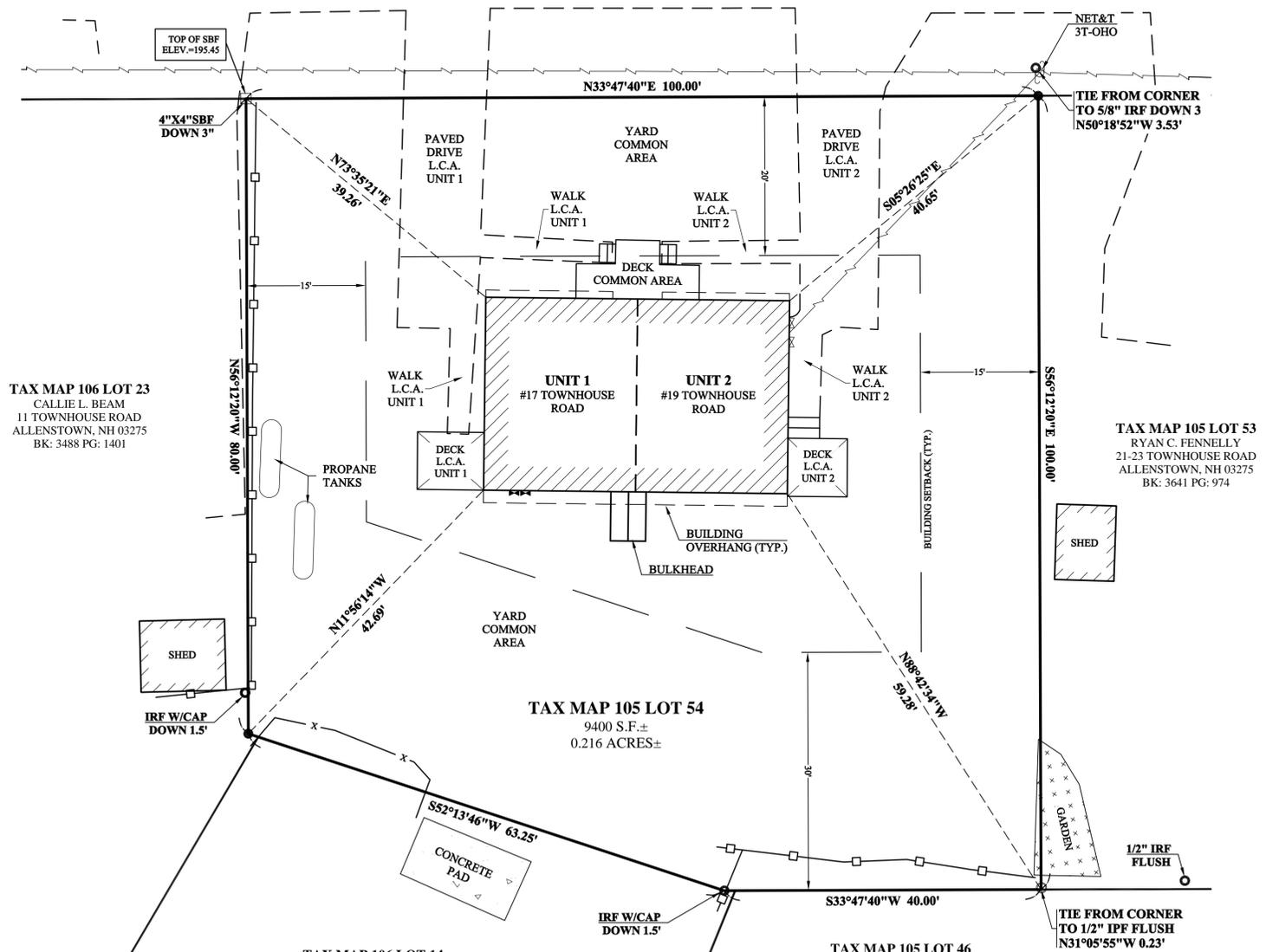


REFERENCE PLANS

- "PLAN OF LAND FOR HENRY AND MURPHY INC. AT HERITAGE MEADOWS, ALLENSTOWN, N.H." DATED JULY, 1972 AND PREPARED BY WALTER F. O'NEIL, C.E. M.C.R.D. PLAN #3103.
- "PLAN OF LAND FOR HENRY AND MURPHY INC. AT HERITAGE MEADOWS, ALLENSTOWN, N.H." DATED SEPTEMBER, 1975 AND PREPARED BY WALTER F. O'NEIL, C.E. M.C.R.D. PLAN #4147.
- "DECLARATION OF CONDOMINIUM SITE PLAN, HERITAGE I CONDOMINIUMS, ALLENSTOWN, N.H." DATED JUNE 19, 1980 AND PREPARED BY THOMAS F MORAN, INC., M.C.R.D. PLAN #6432.
- "DECLARATION OF CONDOMINIUM SITE PLAN, TOWNHOUSE MEADOWS 1, TAX MAP 105 - LOT 56 & TAX MAP 106 - LOT 23, TOWNHOUSE RD, ALLENSTOWN, N.H." PREPARED FOR: ELLEN C. WATTS, TRUSTEE, 98 RUNDLETT HILL ROAD, BEDFORD, N.H. 03110, DATED MAY 1, 2001 AND PREPARED BY RONALD R. BURD, L.L.S. M.C.R.D. PLAN #15511.
- "DECLARATION OF CONDOMINIUM SITE PLAN, TOWNHOUSE MEADOWS 2, TAX MAP 105 - LOT 55 & TAX MAP 106 - LOT 24, TOWNHOUSE RD, ALLENSTOWN, N.H." PREPARED FOR: ELLEN C. WATTS, TRUSTEE, 98 RUNDLETT HILL ROAD, BEDFORD, N.H. 03110, DATED MAY 1, 2001 AND PREPARED BY RONALD R. BURD, L.L.S. M.C.R.D. PLAN #15513.



TOWNHOUSE ROAD



NOTES

- OWNERS OF RECORD:
TAX MAP 105 LOT 54
MDR REHAB AND DEVELOPMENT, LLC
P.O. BOX 653
GOFFSTOWN, NH 03045
BK: 3733 PG: 2213
- THE INTENT OF THIS PLAN IS TO CONVERT THE EXISTING DUPLEX INTO TWO SEPARATE CONDOMINIUM UNITS.
- THE SUBJECT AND ABUTTING PARCELS ARE ZONED "R1". SETBACKS ARE AS FOLLOWS:
FRONT = 20'
SIDE = 15'
REAR = 30'
- THIS PLAN REPRESENTS EXISTING CONDITIONS, BOUNDARY EVIDENCE, AND MONUMENTATION AS OBSERVED DURING A SURVEY BY THIS OFFICE IN JUNE - OCTOBER 2021.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE. MAP NUMBER 33013CO568E. EFFECTIVE DATE APRIL 19, 2010.
- ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THIS OFFICE HAS NOT LOCATED ANY UNDERGROUND UTILITIES. ALWAYS CALL DIG SAFE TO MARK OUT UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION ACTIVITIES.
- HORIZONTAL DATUM IS NH STATE PLANE COORDINATES, NAD '83, VERTICAL DATUM IS NAVD '88, BASED ON RTK GPS OBSERVATIONS BY THIS OFFICE IN OCTOBER 2021.
- MONUMENTS SHOWN ON THIS PLAN AS TO BE SET WILL BE SET PRIOR TO CONVEYANCE OF ANY UNITS.
- THE SUBDIVISION REGULATIONS OF THE TOWN OF ALLENSTOWN ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS AND SUBJECT TO ANY CONDITIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

SYMBOL LEGEND

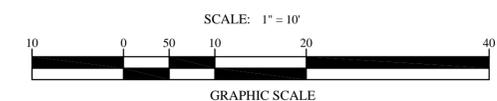
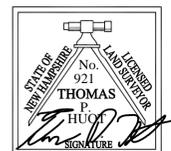
- REBAR W/CAP TO BE SET
- BOUND FOUND
- IRON PIPE FOUND
- IRON ROD FOUND
- - - EDGE OF PAVEMENT
- OVERHEAD WIRE
- WOOD FENCE
- WIRE FENCE
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- ⊕ UTILITY POLE
- CA COMMON AREA
- LCA LIMITED COMMON AREA

SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

"I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND IS IN COMPLIANCE WITH THE PROVISIONS OF THE STATE OF NEW HAMPSHIRE CONDOMINIUM ACT, RSA 356-B:20(I) AND THAT THE UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED."

LICENSED LAND SURVEYOR DATE: 11/8/2021

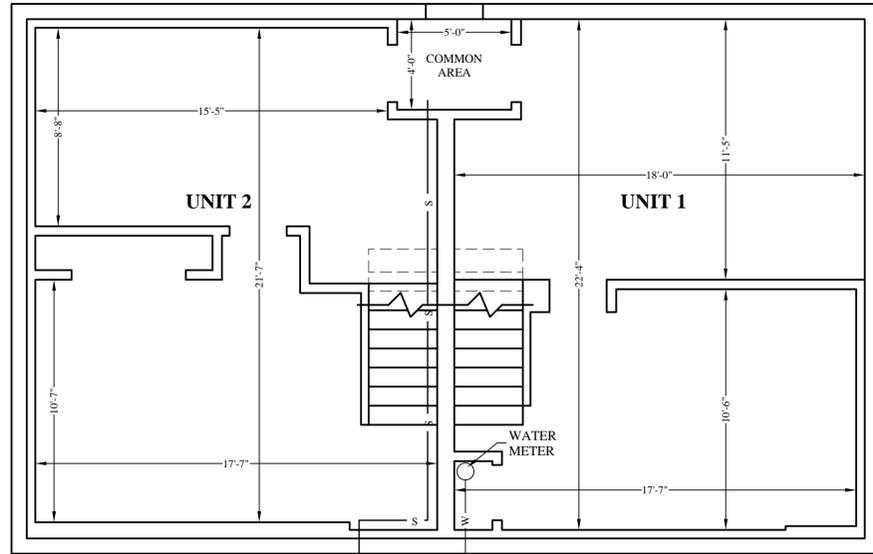


APPROVED BY THE ALLENSTOWN PLANNING BOARD
DATE: _____
CHAIRMAN: _____

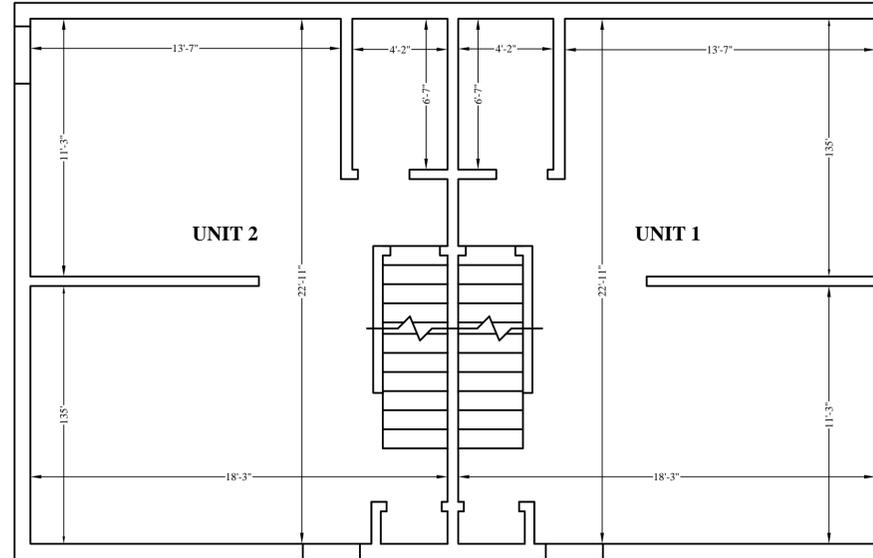
CONDOMINIUM SITE PLAN
TAX MAP 105 LOT 54
PREPARED FOR:
THE 17 - 19 TOWNHOUSE ROAD
CONDOMINIUM
LOCATED AT:
17 & 19 TOWNHOUSE ROAD
ALLENSTOWN, NEW HAMPSHIRE



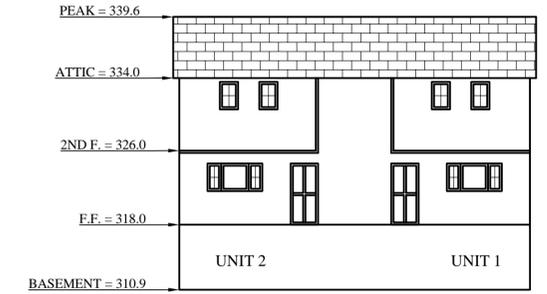
NO.	DATE	DESCRIPTION	BY



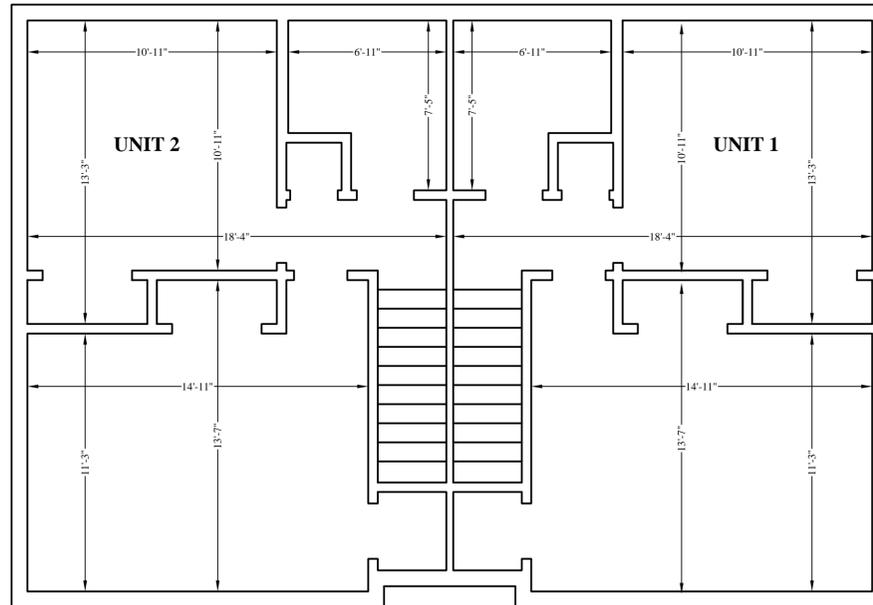
BASEMENT PLAN



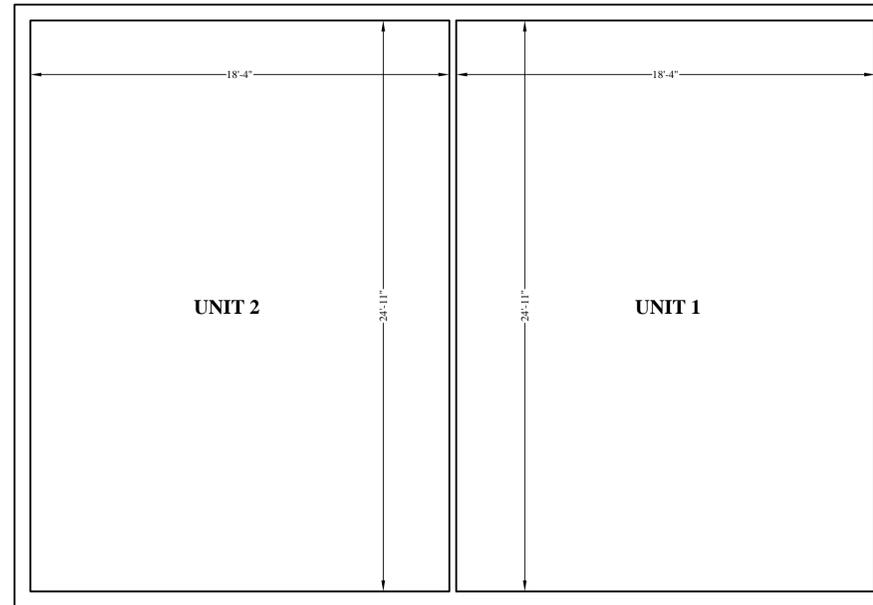
FIRST FLOOR PLAN



ELEVATION VIEW



2ND FLOOR PLAN



ATTIC PLAN

APPROVED BY THE ALLENSTOWN
PLANNING BOARD
DATE: _____
CHAIRMAN _____

CONDOMINIUM FLOOR PLAN
TAX MAP 105 LOT 54
PREPARED FOR:
THE 17 - 19 TOWNHOUSE ROAD
CONDOMINIUM
LOCATED AT:
17 & 19 TOWNHOUSE ROAD
ALLENSTOWN, NEW HAMPSHIRE

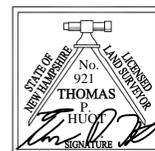
PAGE: 2 OF 2

SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

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Thomas P. Huot
LICENSED LAND SURVEYOR DATE 11/8/2021



NO.	DATE	DESCRIPTION	BY

